

**REQUEST FOR  
ACTION BY:  
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board  
☐ Planning Board  
☐ Town Board

☒ Appeal  
☐ Rezone  
☐ Revise Ordinance  
☐ Subdivision  
☐ Limited Use Permit  
☐ Other

Rec'd. by: Jonathan Bleuer

Date January 11, 2017

**Action Desired** Applicant requests a variance to allow an LED sign within the Traditional Neighborhood District, located at 8550 Main Street.

**Reason** Town Code Reference:  
§181-3 (D) (5)

**PLEASE PRINT**

<b>Name</b>	Otto Misso Jr		
<b>Address</b>	8550 Main Street		
	Williamsville	NY	14221
<b>Town/City</b>		<b>State</b>	<b>Zip</b>
<b>Phone</b>	716-812-2590		
<b>Signed</b>	SIGNATURE ON FILE		

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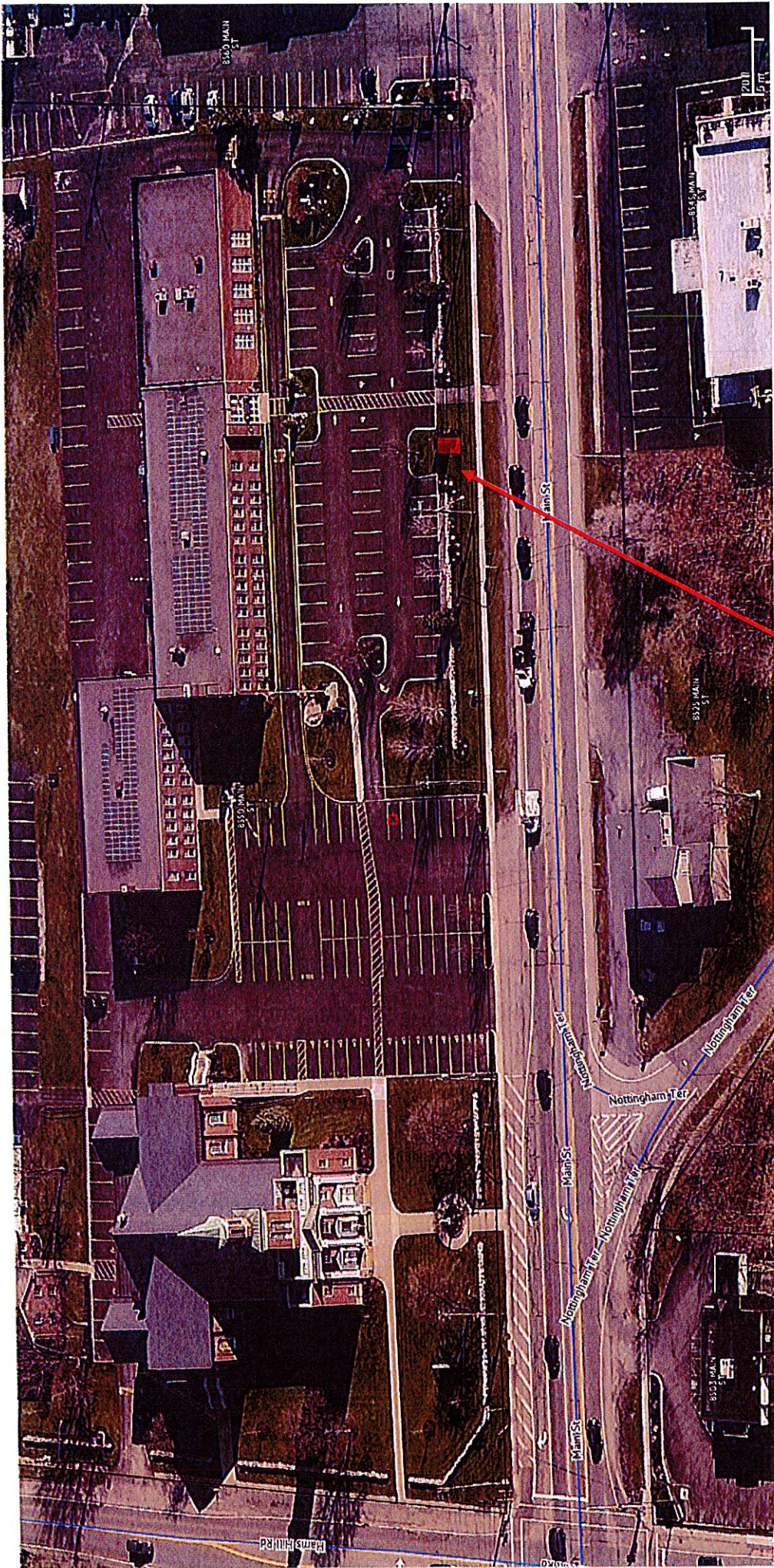
**Initial Action**

Approved ☐ \_\_\_\_\_  
Rejected ☐ by \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Approved ☐ \_\_\_\_\_  
Rejected ☐ by \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Published (Attach Clipping) \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Hearing Held by \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_

**Final Action Taken**

Approved ☐ \_\_\_\_\_  
Rejected ☐ by \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Published (Attach Clipping) \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Filed with Town Clerk \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Filed with County Clerk \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_





\* note the parcel lines displayed are approximate

8550 Main Street



Existing freestanding sign. Existing portion of manual changeable copy proposed to be replaced with 10 sqft LED message center



Because of age and corrosive damage, the Nativity of the Blessed Virgin Mary community is in need of replacing the sign for our Elementary School located at 8550 Main Street. Our current sign contains a top and bottom plastic panel of information with a 2ft. by 5ft. foot section that allows changeable letters.

We are requesting a variance so that when we replace our sign the mid-section of replaceable lettering be replaced by a 2ft. by 5ft. LED unit.

The information contained within this section would not be flashing or changing messages continuously. It will offer no distraction for drivers and would be very tastefully crafted.

This improvement would allow us to more easily change and update information concerning current events and information necessary for our Church & School.

Thank You

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JAN 11 2017  
**ZONING OFFICE**



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JAN 11 2017  
ZONING OFFICE



Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Approved, we agree that the layout and spelling are correct.

☐ Not Approved, make noted changes

DESIGNER:  
Michael Sprada  
mike@santorosigns.net

CLIENT NAME:  
Nativity of Mary  
School

FILE NAME:  
2016Drawings\NativityOfMary\_School\LEDsign.cdr]  
DATE: 12-5-16

This drawing remains the property of Santoro Signs, 11612 Director St., Cheektowaga, NY 14225. The user of this drawing agrees that it contains confidential information and that it is not to be used for any other purpose without the written consent of Santoro Signs. Any changes or artwork as order may delay production. Your set up fee covers the cost of one proof and one revision. Any additional proofs will add an additional fee.



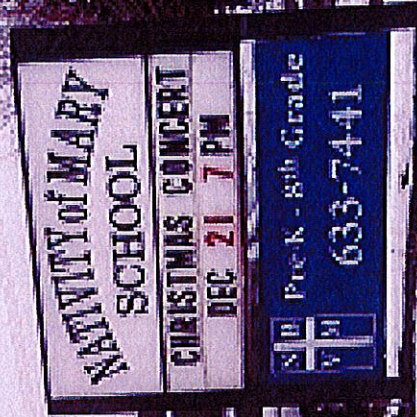
3180 Genesee St. | Cheektowaga, NY 14225 | Tel. (716) 895.8875 | Fax (716) 895.9931 | www.santorosigns.net



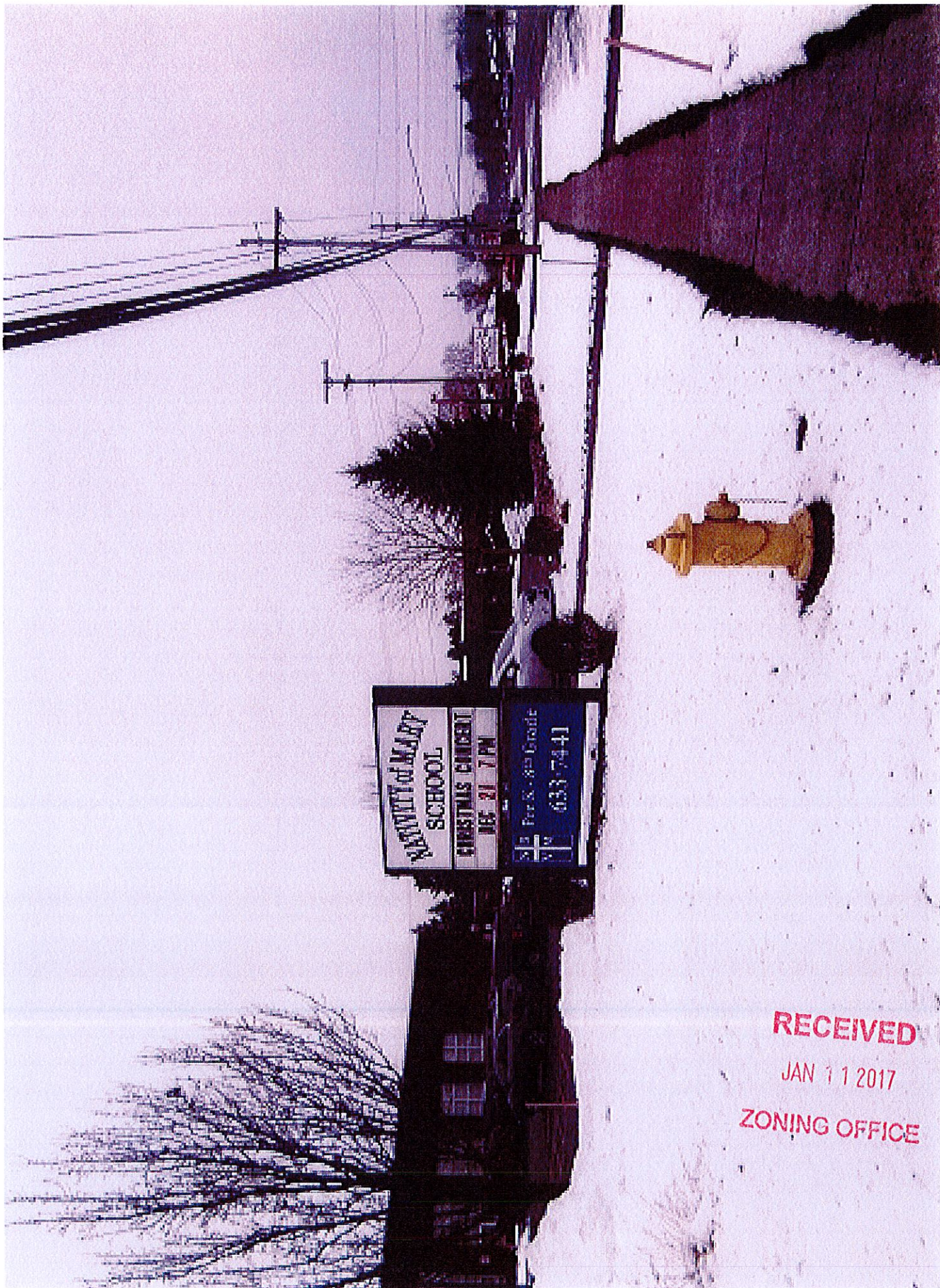
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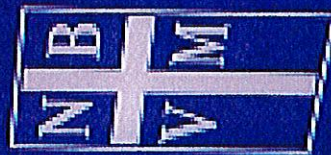
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**NATIVITY of MARY  
SCHOOL**

**CHRISTMAS CONCERT**

**DEC 21 7 PM**



**Pre-K - 8<sup>th</sup> Grade**

**633-7441**

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**JAN 11 2017**  
**ZONING OFFICE**



NATIVITY of MARY  
SCHOOL  
CHRISTMAS CONCERT  
DEC 21 7 PM  
Pre-K - 8th Grade  
633-7441  
N B  
V M

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☐ Other

Rec'd. by: James Callahan

Date January 25, 2017

Action Desired Applicant requests:

A) a variance to allow a detached accessory structure located within the front yard setback.

B) a variance of 568 square feet to allow for a 768 square foot detached accessory structure.

Both requests relate to 9871 Greiner Road, located in the Residential Single-Family zone.

Reason Town Code Reference:

A) §229-55 (D)

B) §229-55 (H)

**PLEASE PRINT**

Name	Richard Teso		
Address	9871 Greiner Road		
	P.O. Box 2 Clarence NY 14031		
Town/City	State	Zip	
Phone	716-867-2164		
Signed	SIGNATURE ON FILE		

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Published (Attach Clipping) ..... on ..... 20 .....

Hearing Held by ..... on ..... 20 .....

**Final Action Taken**

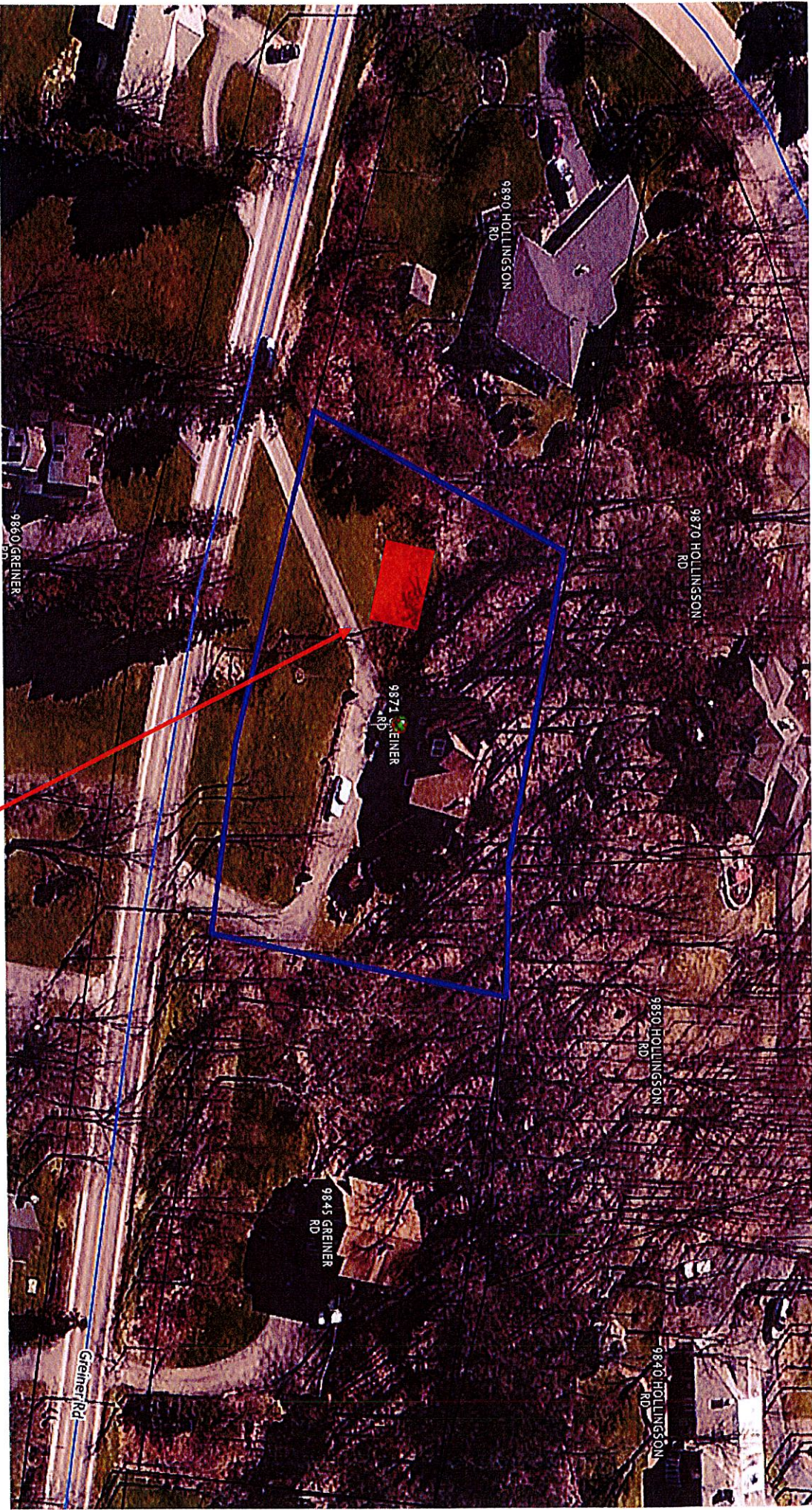
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\* note the parcel lines displayed are approximate

9871 Greiner Road

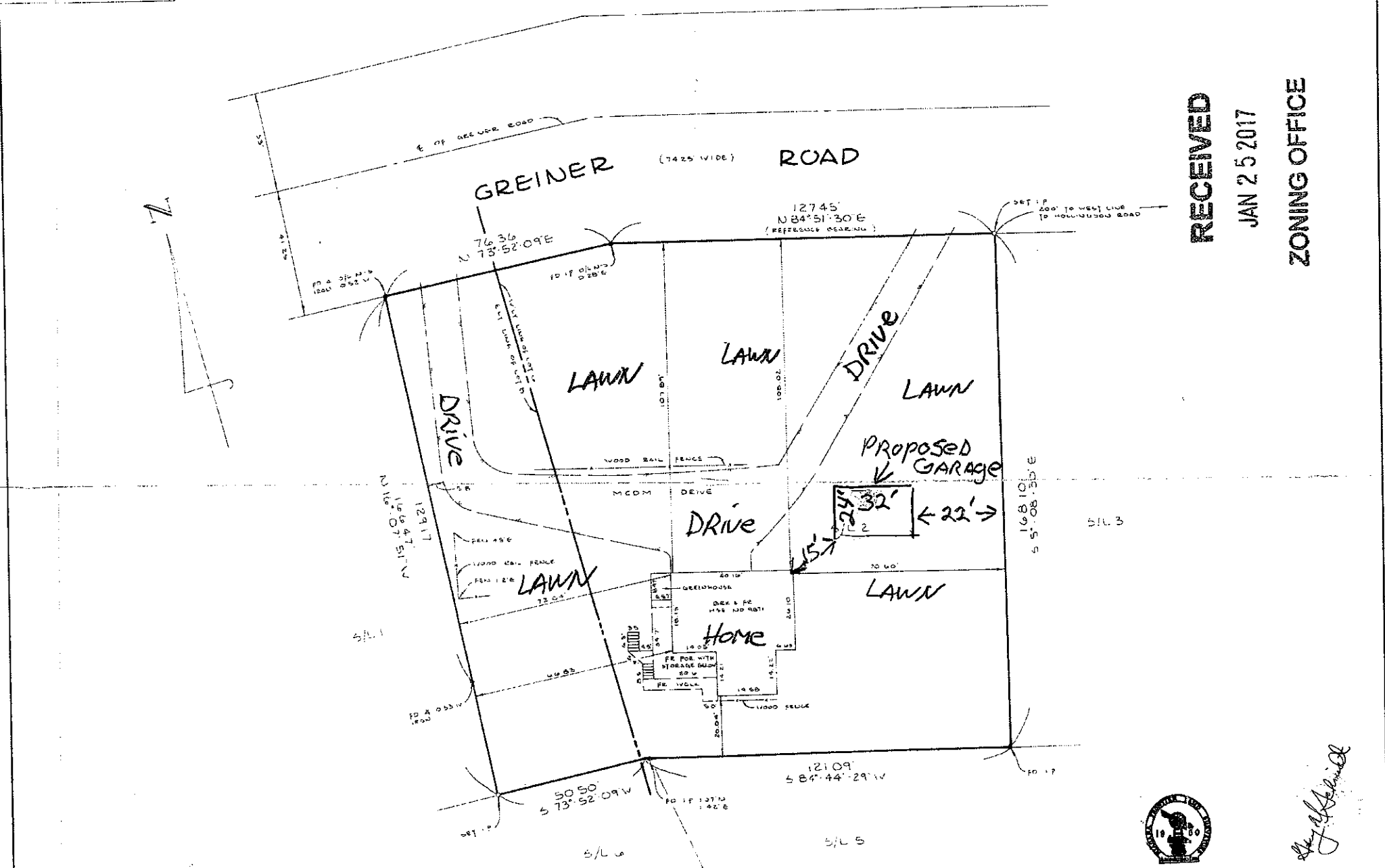


Proposed detached accessory structure (garage)

24' x 32' = 768 square feet



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND A LIABILITY TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



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**JAN 25 2017**  
**ZONING OFFICE**

**Richard Teso**  
**9871 Greiner Rd.**  
**P.O. Box 2**  
**Clarence, NY 14031**



*Handwritten signature: Delaplane Lajeunesse*

PART OF LOT 2 AND SECT 2		RE-SURVEYED		DEPLANTE LAJEUNESSE AND ASSOCIATES ENGINEERS AND SURVEYORS	
TWP 17	RGE 3			LANCASTER NEW YORK	LOCKPORT NEW YORK
TOWN OF CLARENCE				DATE 3.12.17	JOB NO. 14424.5
SILE CO. NY				FIELD BOOK 25 93	SCALE 1" = 20'



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☐ Limited Use Permit  
☐ Other

Rec'd. by: Jonathan Bleuer

Date January 27, 2017

**Action Desired** Applicant requests:

A) A variance to allow a 471.5' setback for the construction of a single family home.

B) A variance to allow for the construction of a detached accessory structure located within the front yard setback.

Both requests relate to 8100 Lapp Road, located in the Agricultural-Floodzone.

**Reason** Town Code Reference:

A) §229-31(A)(1)

B) §229-34(E)

**PLEASE PRINT**

<b>Representative</b>	<b>Name</b> Judith Sadkin
Pat Darrow, AIA	<b>Address</b> 34 Hampton Hill Drive
MPD Architecture PLLC	Williamsville NY 14221
2619 N. Main Street	<b>Town/City</b> <b>State</b> <b>Zip</b>
Newfane, NY 14108	<b>Phone</b> 716-778-7896
	<b>Signed</b> SIGNATURE ON FILE

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Proposed single-family home with 471.5' front yard setback

Proposed barn within front yard setback

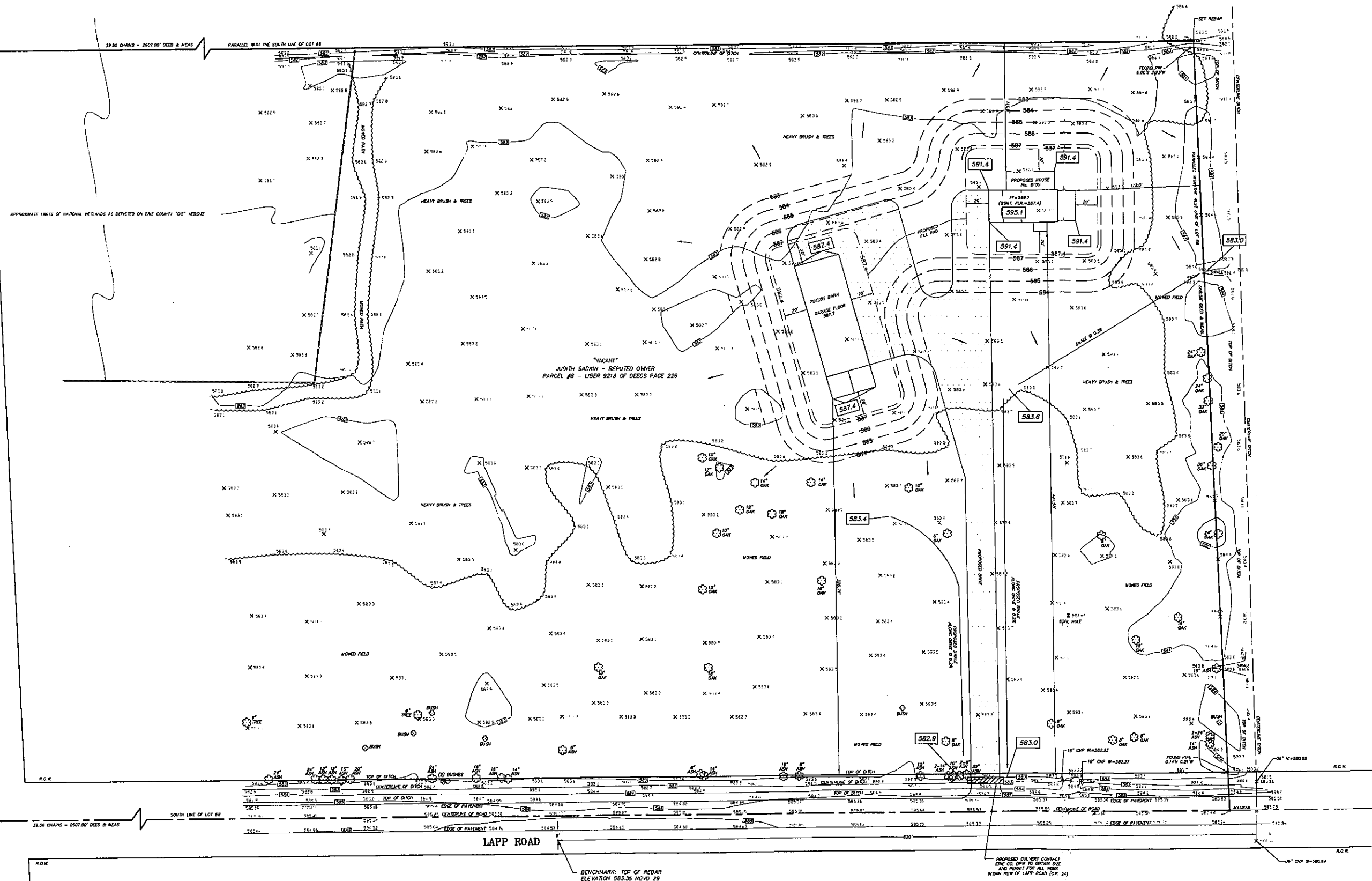
\* note the parcel lines displayed are approximate

8100 Lapp Road





TRANSIT ROAD



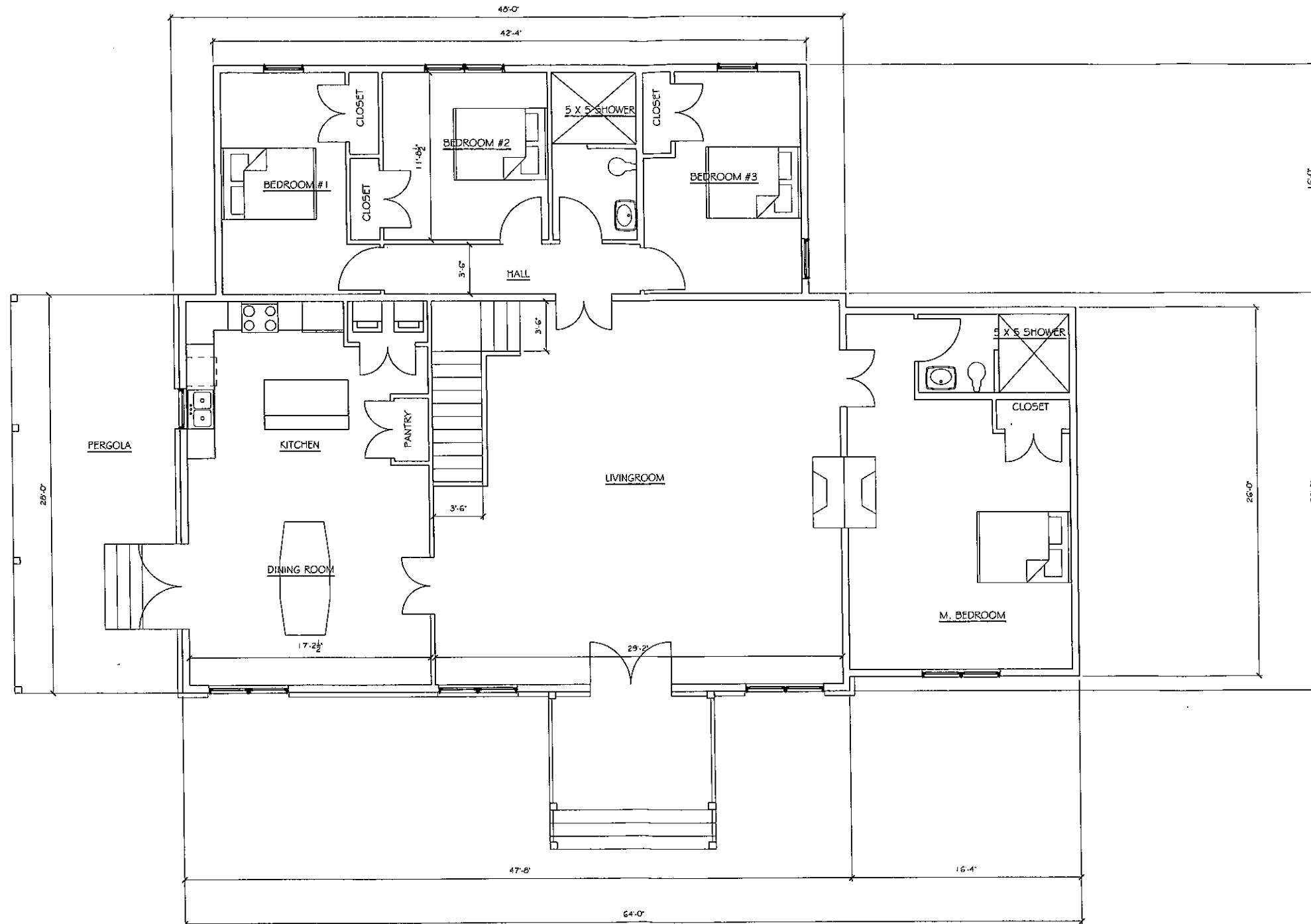
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DATE	REVISION/TITLE
12/2/2016	REVISED SPOT ELEVATIONS & CONTOURS
1/17/2017	GRADING PLAN FOR HOUSE, BARN, & DRIVEWAY





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



MPD Architecture

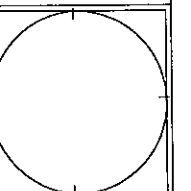
2010 New York State  
Architect, New York License  
TEL: 716 774-7898 FAX: 716 774-7817 EMAIL: mpc@mpdarch.com

PRELIM HORA HOUSE:  
1800 LAPP RD.  
CLARENCE, NY

FLOOR PLANS

Job No.

16111



Date: 01/24/2017  
Designed by: DPU  
Drawn by: DPU  
Checked by: MPD  
Approved by: MPD  
Revised:

Sheet No.

A-1



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Rec'd. by: Planning and Zoning

Date January 27, 2017

**Action Desired** Applicant requests a variance of .12 acres to allow for the creation of a .88 acre unsewered lot, split from 5175 Brookfield Lane located in the Residential-Single Family zone.

**Reason** Town Code Reference:  
§229-49 (A)

**PLEASE PRINT**

<b>Name</b>	James Joyce		
<b>Address</b>	12396 Falkirk Drive		
	Fairfax	VA	22033
<b>Town/City</b>		<b>State</b>	<b>Zip</b>
<b>Phone</b>	716-927-8606		
<b>Signed</b>	SIGNATURE ON FILE		

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 Filed with Town Clerk ..... on ..... 20.....  
 Filed with County Clerk ..... on ..... 20.....











Erie County Department of Health  
Division of Environmental Health Services  
503 Kensington Ave  
Buffalo, New York 14214  
phone: (716)-961-6800; fax: (716) 961-6880

**ONSITE WASTEWATER TREATMENT SYSTEM  
EXISTING RESIDENTIAL CONSTRUCTION PERMIT**

December 06, 2016

James E. Joyce  
5175 Brook Field Lane  
Clarence, NY 14031

Erie County Permit #: **DDBE-AGCK7R**

Property Address: 5175 Brook Field Lane Town: Town of Clarence

Permit for construction/alteration of an onsite wastewater treatment system for a 4 bedroom home that will be served by a new SAND FILTER WITH DOWNSTREAM ABSORPTION TRENCH.

The system is approved for construction with the understanding that whenever required by the Erie County Department of Health, additional or more adequate capacity for collection, disposal or treatment of sewage shall be installed and put into operation, moreover, the following conditions shall apply:

- That the construction must also comply with any local building requirements or regulations. The owner is responsible for acquiring any easements, right-of-ways or access needed.
- That the Erie County Department of Health (716-961-6800) be contacted at least five days prior to the start of construction of the onsite wastewater treatment system to allow for on-site inspection of the system during construction.
- That the existing soil cannot be disturbed or removed except for that done during normal construction activities in the area marked on your survey for the installation of the onsite wastewater treatment system
- If a change of location of the system or any modification to the septic system as designed is necessary, you must contact this Department for approval prior to construction.
- **ADDITIONAL CONDITIONS:**

**THIS CERTIFICATE EXPIRES ON March 06, 2017**

  
Public Health Engineer

12-7-16  
Date

Please contact Sarah Chodkowski at 716-961-7598 for questions in regards to these specifications and to schedule inspection(s) of the system.

Page 1 of 6

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**NOTES:**

- 
- The diagram is a site plan with the following features and labels:
- Top Left:** "CONTOUR LINES (2' INTERVALS)" with arrows pointing to lines labeled "10' MSL" and "100' MSL".
  - Top Center:** "STREAM" with an arrow pointing to a line.
  - Top Right:** "PROPERTY LINE" with an arrow pointing to a dashed line.
  - Far Right:** "POND" inside an irregular shape.
  - Center:** "WELL" with an arrow pointing to a dot. Below it is "100' MSL".
  - Right Side:** "HOUSE" and "GARAGE" as rectangular shapes. Below them is "DRIVE WAY".
  - Bottom Right:** "DISTRIBUTION BOX" and "SEPTIC TANK" with arrows pointing to their respective symbols.
  - Bottom Center:** "ABSTRACTION FIELD" with an arrow pointing to a rectangular area.
  - Bottom Left:** "60% EXPANSION" with an arrow pointing to a rectangular area. Above it is "10' MSL".
  - Bottom:** "STREET" with an arrow pointing to the bottom edge.
  - Other Labels:** "10' MSL" (top left), "100' MSL" (top left), "100' MSL" (center), "100' MSL" (right), "10' MSL" (center left), "10' MSL" (center right).

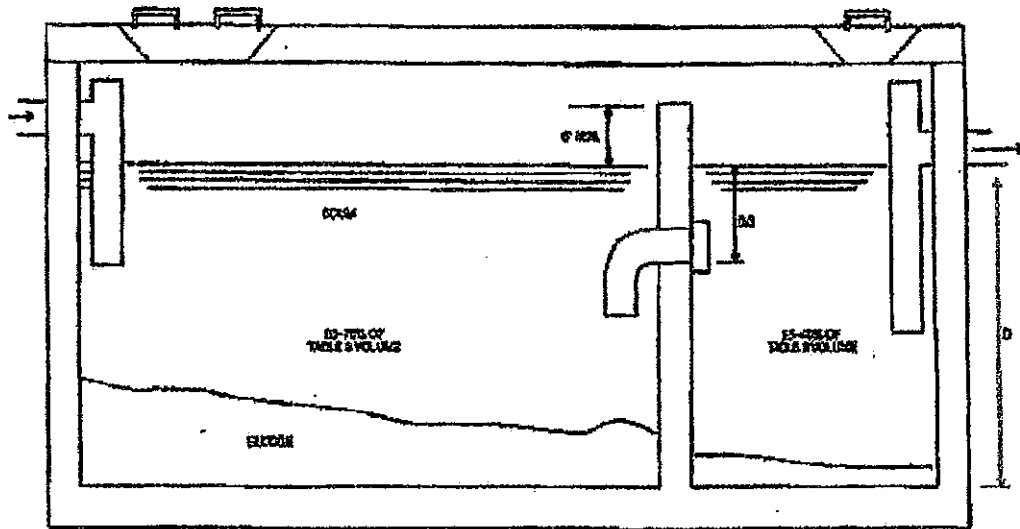
System Components	Well (f) suction line	To Stream, Lake, Watercourse (b), or wetland	Dwelling	Property Line	Drainage Ditch (b), (g)
House sewer (watertight joints)	25 ft if cast iron or PVC with O-ring joints, 50 ft otherwise	25 ft	3 ft	10 ft	—
Septic Tank	50 ft	50 ft	10 ft	10 ft	10 ft
Effluent line to distribution box	50 ft	50 ft	10 ft	10 ft	10 ft
Distribution box	100 ft	100 ft	20 ft	10 ft	20 ft
Absorption field	100 ft (a)	100 ft	20 ft	10 ft	20 ft
Seepage Pit	150 ft	100 ft	20 ft	10 ft	20 ft
Dry Well (roof and footing)	50 ft	25 ft	20 ft	10 ft	10 ft
Raised or Mound System (c)	100 ft	100 ft	20 ft	10 ft	20 ft
Intermittent Sand Filter (c)	100 ft	100 ft	20 ft	10 ft	20 ft
Evapotranspiration-absorption system (c)	100 ft (a)	50 ft	20 ft	10 ft	20 ft
Composter	50 ft	50 ft	20 ft	10 ft	10 ft
Sanitary Privy Pit	100 ft	50 ft	20 ft	10 ft	20 ft
Privy, Watertight Vault	50 ft	50 ft	20 ft	10 ft	10 ft

- a. When sewage treatment systems are located in coarse gravel and in the general path of drainage to a well, the closest part of the treatment system shall be at least 200 ft away from the well.
- b. Mean high water mark.
- c. For all systems involving the placement of fill material, separation distances are measured from the toe of slope of the fill.
- d. Any water service line under pressure (i.e., public water supply main, household service line, well to household service line) located within ten feet of any absorption field, seepage pit or sanitary privy shall be installed inside a larger diameter water main to protect the potable water supply.
- e. Any water service line under pressure (i.e., public water supply main, household service line, well to household service line) crossing a sewer shall be installed with one full length of water main centered above the sewer so both water connecting joints are as far as possible from the sewer. Section 8.6 of the GLUMRB Recommended Standards for Water Works, shall be followed for separation of water mains, sanitary sewers and storm sewers.
- f. The minimum separation distance between a septic tank and a community type public water supply well should be 100 feet. Distribution boxes and absorption facilities (e.g., absorption trenches/beds, seepage pits, raised systems, mound systems, etc.) should be located at least 200 feet from community type public water supply wells.
- g. Recommended separation distances.



## DUAL COMPARTMENT CONCRETE SEPTIC TANK

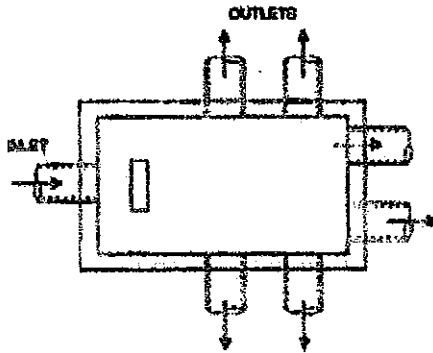
REQUIRED SIZE: 1500 GALLONS



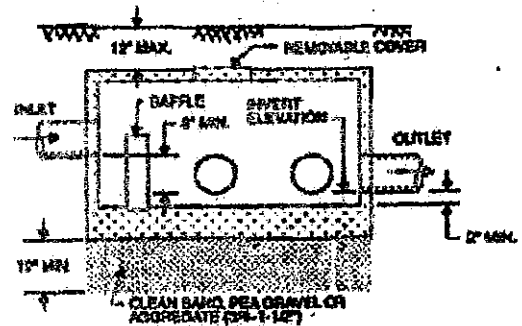
### NOTES:

1. The septic tank must be bedded on a minimum of 3 inches of clean sand or pea gravel, 5 inches of washed aggregate  $\frac{3}{4}$  inch to 1-1/2 inch, or on a clay shelf created from existing soils.
2. An effluent filter (i.e. Zabel or equivalent) must be installed on the outlet of the septic tank.
3. The top of the septic tank manholes shall not be greater than 12 inches below grade.

### CONCRETE DISTRIBUTION BOX



### REQUIRED # OF OUTLETS = 4



### NOTES:

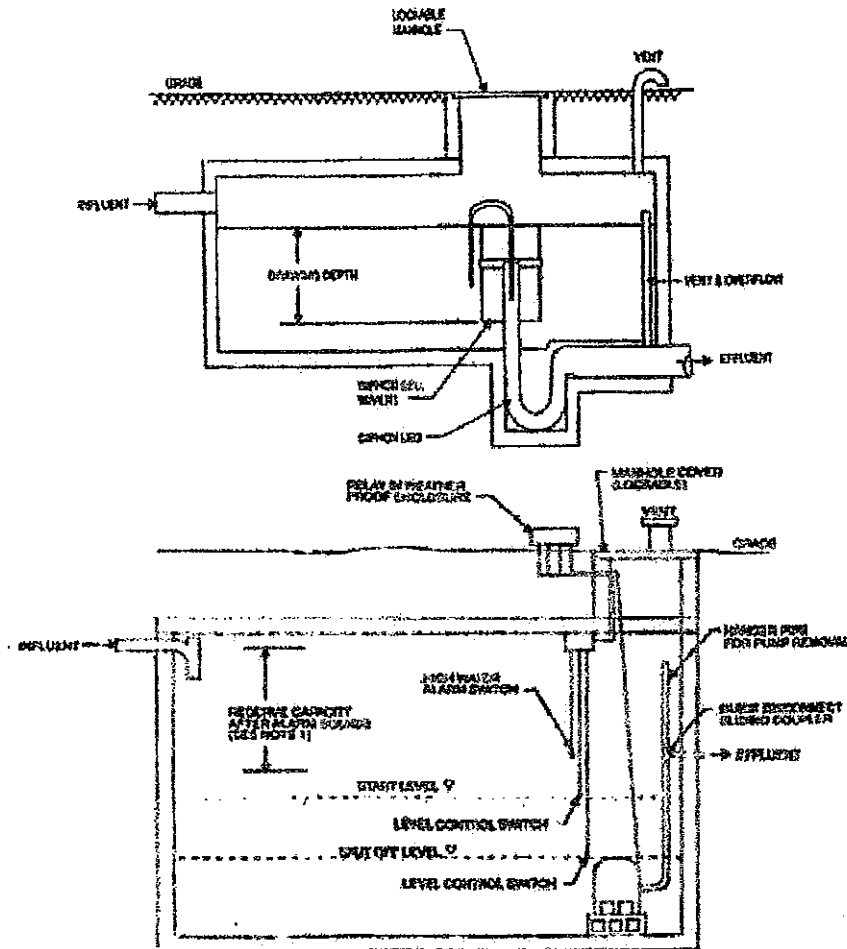
1. The distribution box must be bedded on a minimum of 3 inches of clean sand or pea gravel, 5 inches of washed aggregate  $\frac{3}{4}$  inch to 1-1/2 inch, or on a clay shelf created from existing soils.
2. Invert elevations of all outlet pipes must be equal. Speed leveling devices are required.
3. The slope of outlet pipes between the distribution box and distribution laterals should be at least 1/32 inch per foot.

Erie County Permit #: DDBE-AGCK7R

Property Address: 5175 Brook Field Lane  
Page 3 of 6



**REQUIRED SIZE: XXXXX GALLONS**



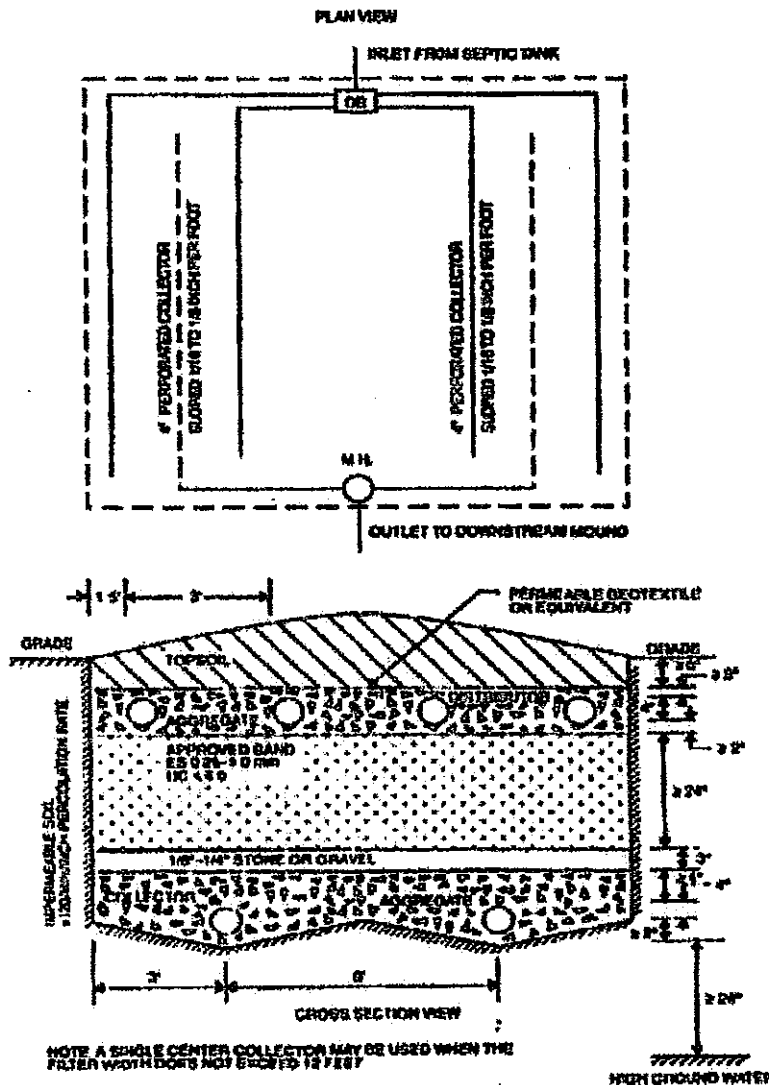
1. The pump chamber/siphon chamber must be bedded on a minimum of 3 inches of clean sand or pea gravel, 5 inches of washed aggregate ¾ inch to 1-1/2 inch, or on a clay shelf created from existing soils.
2. Pump chambers shall be equipped with an audible or visual alarm to indicate pump malfunction.
3. Pump chambers shall be designed to provide a minimum reserve storage capacity of one day's design flow above the alarm level. Siphon chambers do not need to be designed to provide reserve capacity.

Property Address: 5175 Brook Field Lane  
Page 4 of 6



**REQUIRED WIDTH: 12 FEET, REQUIRED LENGTH: 45 FEET**

**# Of Top Lines: 4 # Of Bottom Lines: 2**



Note: the note regarding use of a single collection line for sand filters less than 12 ft wide does not apply in Erie County

**NOTES:**

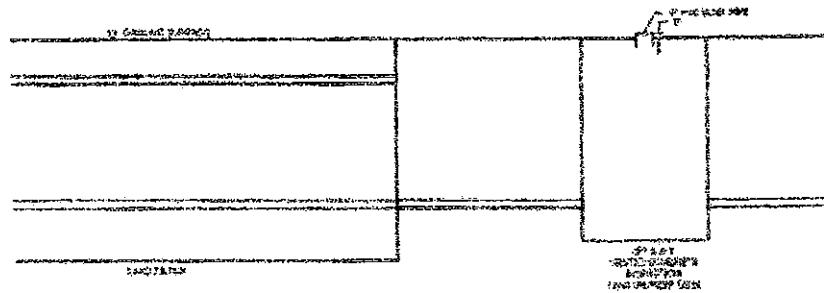
1. Two hole perforated sewer distributor pipe is required. Holes are required to be at 4 and 7 O' Clock.
2. Filter sand must be purchased from an approved location and must have an effective grain size of 0.25 to 1.0 mm, a uniformity coefficient less than 4.0 and all sand must pass through a 1/4 inch sieve.
3. Receipts for the sand must be submitted to the Erie County Health Department.
4. A 2 ft by 2 ft concrete vented inspection tank must be located after the under drain, but prior to the downstream absorption system. If a pump is necessary, the pump tank may be used in place of the inspection tank.

**Erie County Permit #:      DDBE-AGCK7R**

**Property Address: 5175 Brook Field Lane**



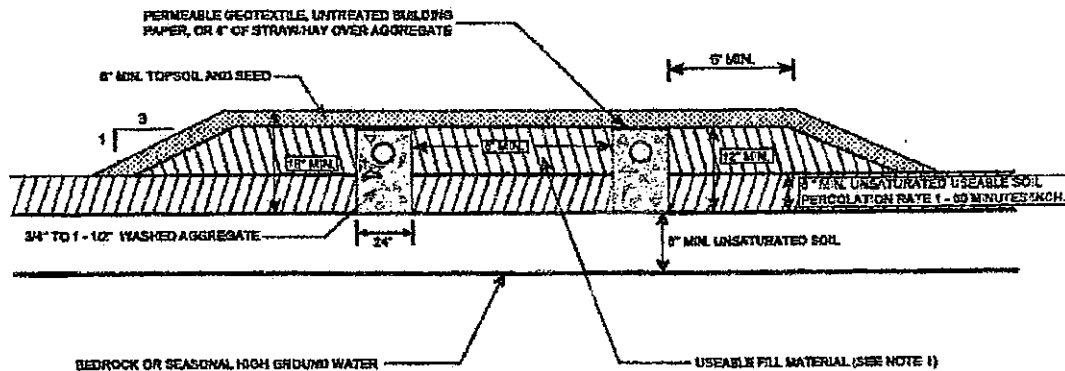
## VENTED CONCRETE INSPECTION TANK



### NOTES:

1. Vent pipe shall be open grated and exposed to the atmosphere at all times. Capping or burying the vent pipe is prohibited.
2. Inspection tank may be located a maximum of 3 inches below grade. If above grade a lockable cover must be provided if a child can access the tank.
3. Open grate vent pipe must be flush with ground surface or  $\frac{1}{2}$  inch above ground surface.

## DOWNSTREAM ABSORPTION TRENCH REQUIRED LENGTH OF PIPE: 160 FEET



### NOTES:

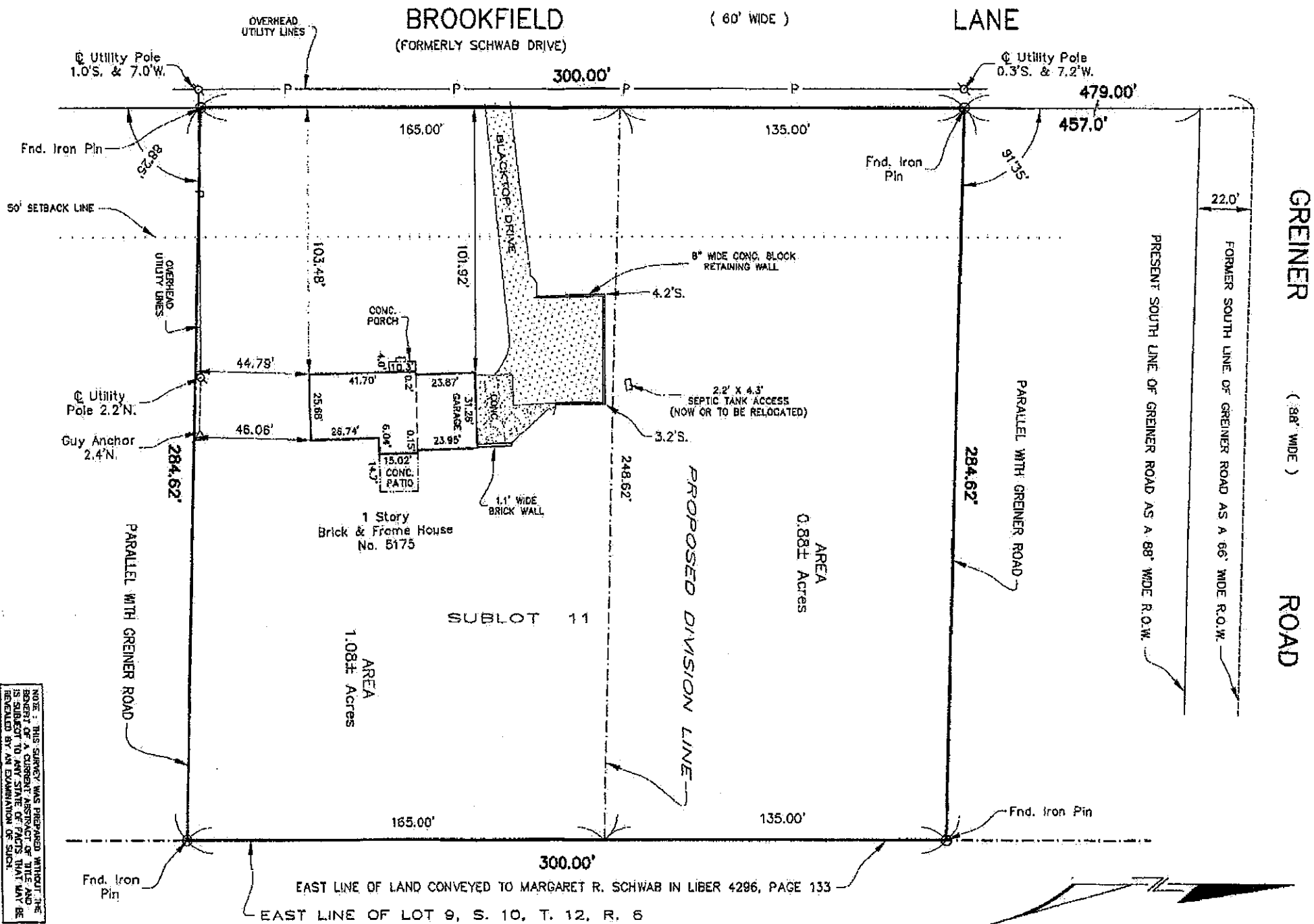
1. Sufficient soil similar to the insitu soil shall be provided to assure a trench depth of at least 18 inches with a minimum one (1) foot aggregate filled sidewall contacting permeable soil.
2. Use single long trench to minimize multiple trenches when possible. If using more than one trench, trenches must be spaced eight feet on center. Must be located parallel to a drainage ditch.
3. Two hole perforated sewer distributor pipe is required. Holes are required to be at 4 and 7 O' Clock.
4. Trench bottom must level.
5. Bottom of all trenches shall not be above original usable soil and trenches should preferably be at least 6 inches below original grade.
6. Weeps shall be installed on the ditch side of the absorption system when necessary. They shall be constructed with 6 inches of aggregate extended from the top of the trench aggregate to daylight. Weeps shall be three feet wide and be installed every 40 feet.

Erie County Permit #: **DDBE-AGCK7R**


Property Address: 5175 Brook Field Lane  
Page 6 of 6

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PRELIMINARY



RESURVEYED	JOB NO.
PART OF LOT 5, HOLLAND LAND COMPANY'S SURVEY	
SECTION 10 TOWNSHIP 12 RANGE 6	
SUBLOT 11	
BLOCK	
MAP COVER 1781, SCHWAB HEIGHTS	
LIBER PAGE	
BK. OF MAPS PAGE	
BK. OF INTERRELATED MAPS PAGE	



**KENNETH D. WITSCHI**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 48944  
 97 JEFFERY DRIVE AMHERST NEW YORK 14228  
 PHONE (716) 681-2858

SURVEY MAP OF 5175 BROOKFIELD LANE	CITY OF	VILLAGE OF
	TOWN OF CLARENCE	
	COUNTY OF ERIE	STATE OF NEW YORK
DATE SEP. 1, 2016	SCALE 1"= 40 FEET	JOB No. 216-253

(UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS IN VIOLATION OF SECTION 7206, PARAGRAPH 2 OF THE NEW YORK STATE EXECUTION LAW)  
 THIS DOCUMENT WAS PREPARED AND ISSUED BY THE NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 48944.